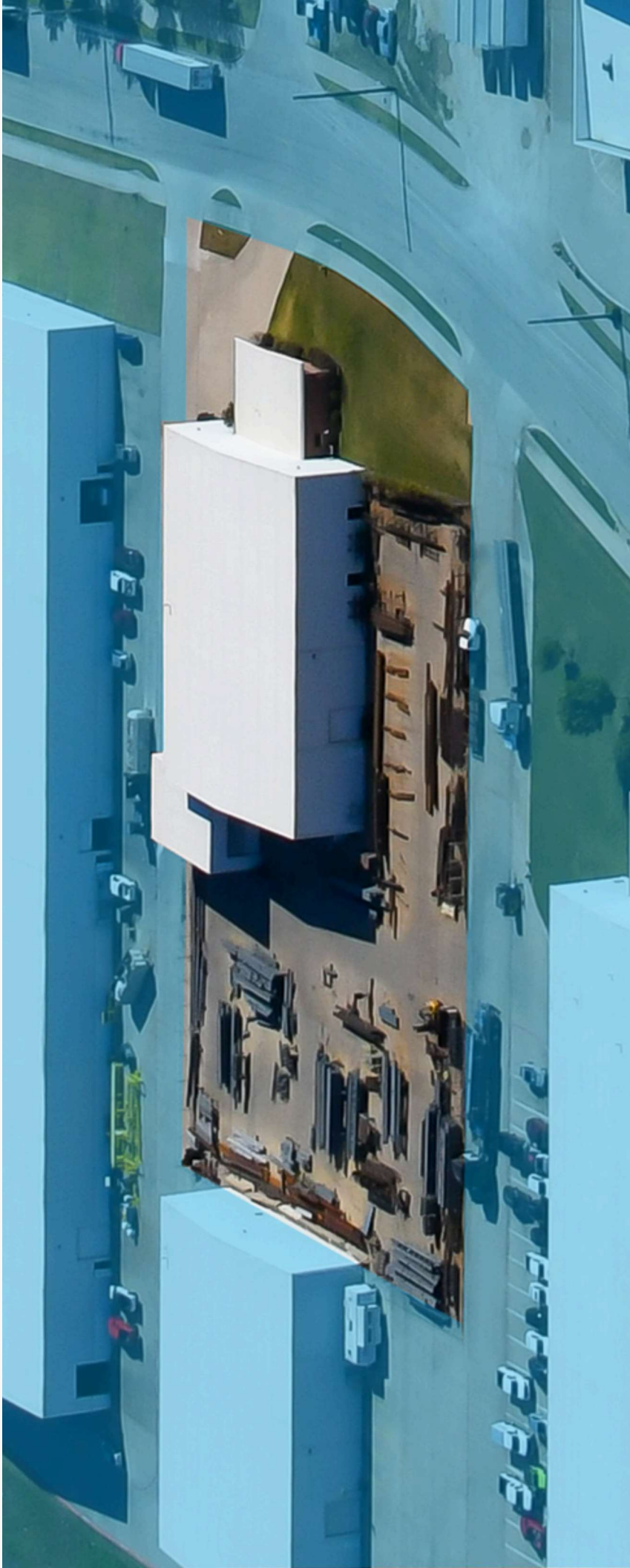




16,100 SF for Sale

3621 Shelby Lane Denton, TX 76207



PROPERTY DETAILS

- Warehouse: 14,360 SF Office: 1,740 SF
- Clear Height: 24 feet
- (2) Grade-level Doors: 12' x 14'
- (3) Grade-level Doors: 20' x 14'
- 3-Phase Power
- ESFR Sprinkler System
- 0.8 Acre Fenced & Paved Yard
- LED Warehouse Lighting
- Warehouse Heat

SALE HIGHLIGHTS

- **Price:** Call for Pricing
- Ideal for Owner/User
- Heavy Industrial Zoning (HI)
- Platted Lot
- 1.00 / 1,000 Parking
- Standalone Building

BROKER INFORMATION

Cole Frazier

cole@fraziercommercial.com
940.566.0404

Don Frazier

dfrazier@fraziercommercial.com
940.566.0404



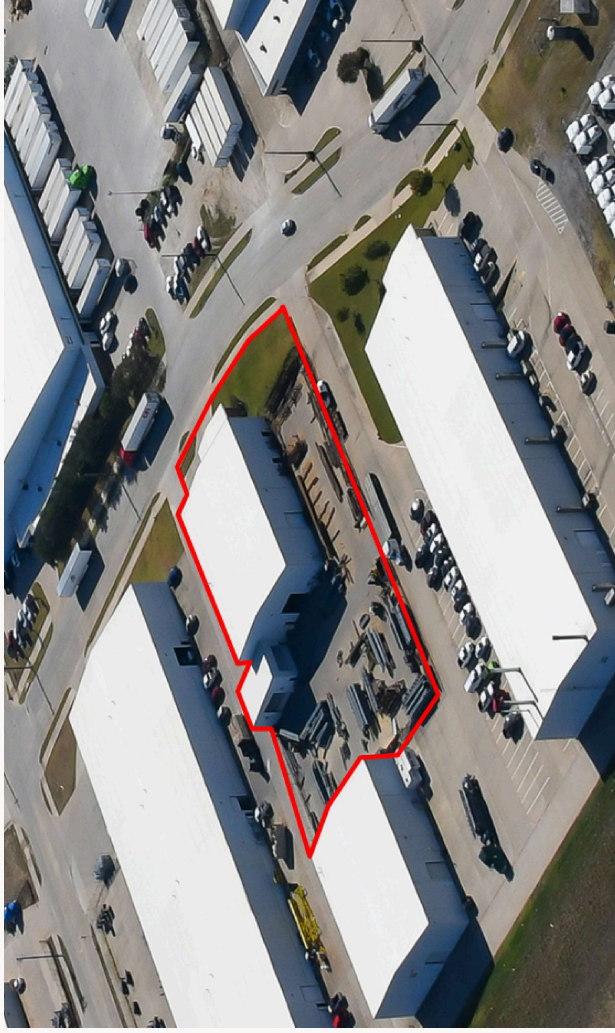
PROPERTY DETAILS

This facility is ideal for any manufacturing operation in need of contiguous, secured yard. The office is 1,740 SF and the remainder of the building offers a clear-span warehouse floor for maximum flexibility. The two overhead doors are ideally situated for multiple access points to the yard area. The fenced yard has multiple sliding gates along the perimeter and is equipped with barbed wire. This building is located in the Corbin Road Business Park and is surrounded by national employers such as Peterbilt, Fastenal, Peerless, & TetraPak. Call Broker today for more details!



16,100 SF for Sale

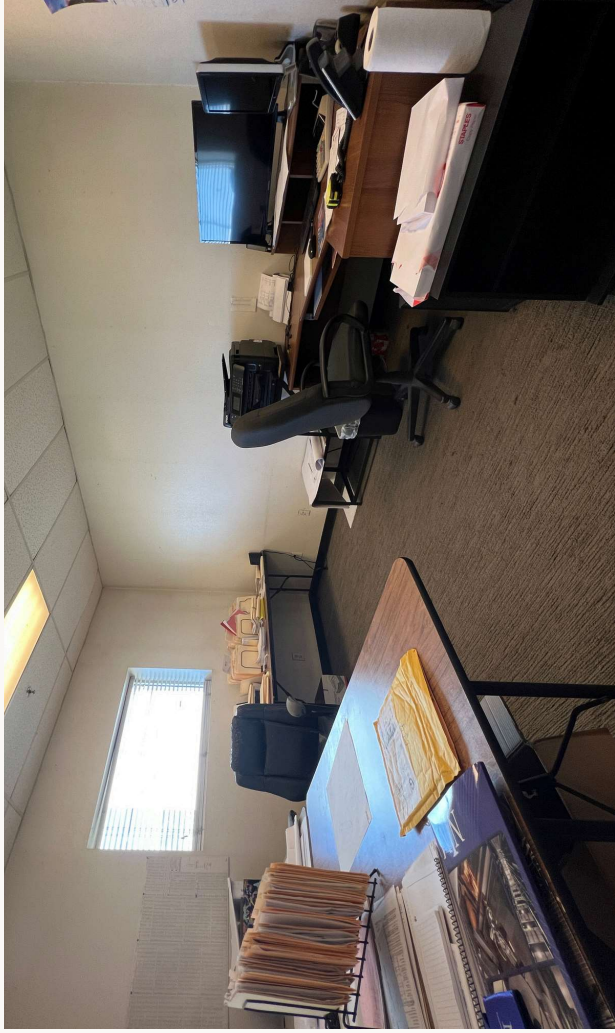
3621 Shelby Lane, Denton, TX 76207
Interior Photos

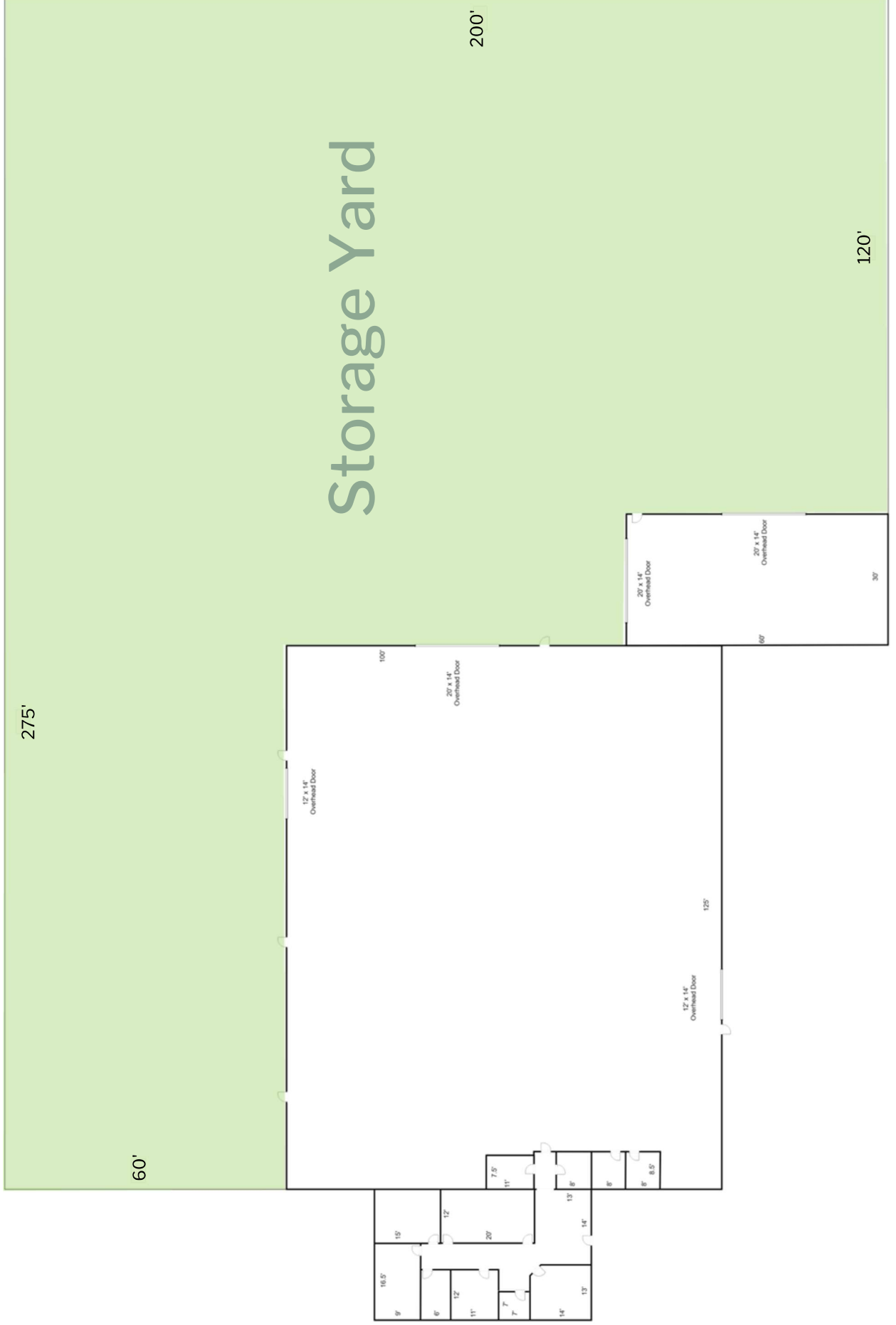




16,100 SF for Sale

3621 Shelby Lane, Denton, TX 76207
Interior Photos







16,100 SF for Sale

3621 Shelby Lane, Denton, TX 76207
Map Graphic



DRIVE TIMES

2

MINUTES TO/FROM DENTON AIRPORT

26

MINUTES TO/FROM ALLIANCE INDUSTRIAL PARK

30

MINUTES TO/FROM DALLAS/FTW

33

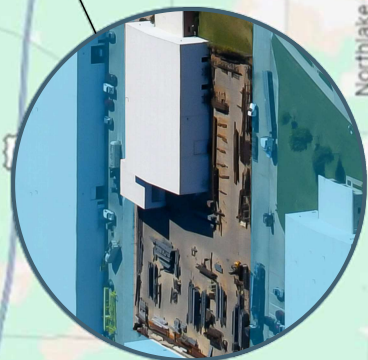
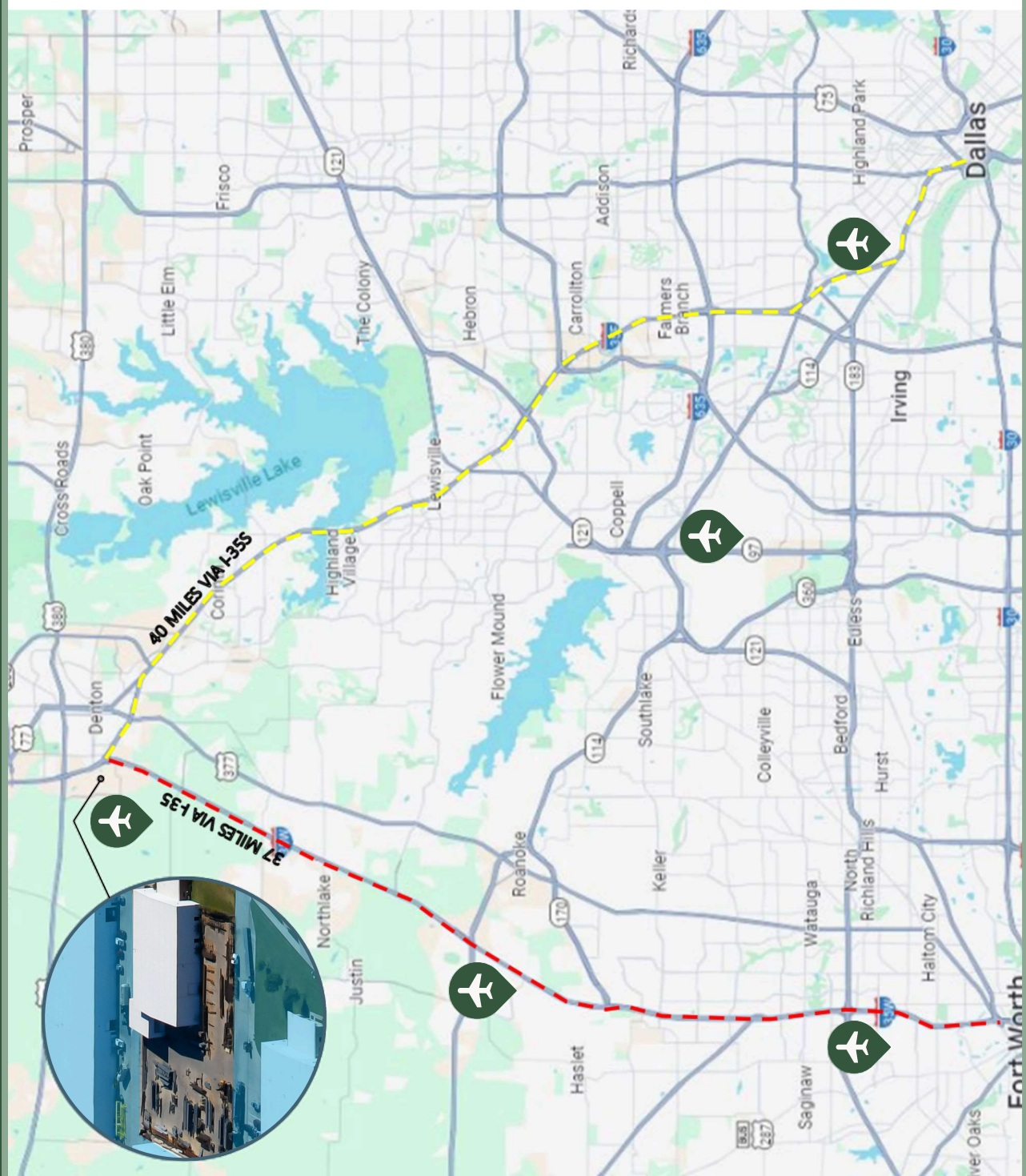
MINUTES TO/FROM FORT WORTH MEACHAM INTERNATIONAL AIRPORT

36

MINUTES TO/FROM FORT WORTH

47

MINUTES TO/FROM DALLAS LOVEFIELD AIRPORT



37 MILES VIA I-35

40 MILES VIA I-355

16,100 SF for Sale

3621 Shelby Lane, Denton, TX 76207

Business Park Tenants





TOTAL BUSINESSES
5,194



TOTAL EMPLOYED
67,152



WORKERS 16+
75,601



2024 Healthcare/Social Assistance



Businesses: 699
Employed: 13,018

2024 Manufacturing Businesses



Businesses: 145
Employed: 5,948

2024 Educational Services - Businesses



Businesses: 164
Employed: 6,099

2024 Food Service/Drinking Est



Businesses: 425
Employed: 7,301

2024 Retail/Trade Businesses



Businesses: 656
Employed: 9,387

2024 Accommodation/Food Service



Businesses: 471
Employed: 8,212

SOME HIGH SCHOOL
4,039



GRADUATED HIGH SCHOOL
4,039



ASSOCIATES DEGREE
7,658



BACHELOR'S DEGREE
27,457



GRADUATE DEGREE
15,480





FRAZIER
COMMERCIAL REAL ESTATE

16,100 SF for Sale

3621 Shelby Lane, Denton, TX 76207

IABS Form

11-2-2015

Information About Brokerage Services
Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the seller or material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Frazier Commercial Real Estate License No.	Primary Assumed Business Name	Designated Broker of Firm	Licensed Supervisor of Sales Agent	Sales Agent/Associate's Name
(940) 566-0404	Frazier Commercial Real Estate	Donald Frazier	Cole Frazier	
		dfrazier@fraziercommercial.com	cole@fraziercommercial.com	
		(940) 566-0404	(940) 566-7005	
				Associate

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